HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2013

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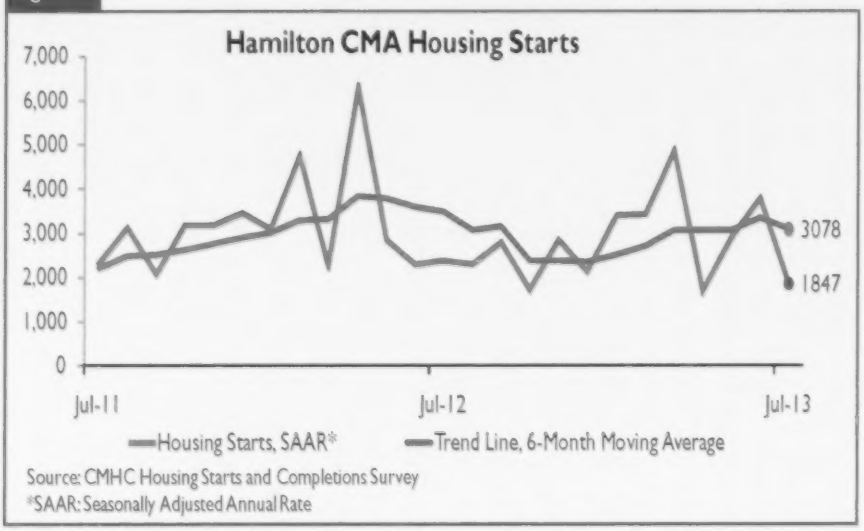
Highlights

- Hamilton CMA total housing starts trending down in July.
- Townhouses in the City of Hamilton were responsible for the decline.
- Brantford CMA total housing starts relatively stable in July.

Figure 1



Source: CMHC Housing Starts and Completions Survey
*SAAR: Seasonally Adjusted Annual Rate

* The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Hamilton CMA Total Housing Starts Trending Down

Following a sharp increase last month, housing starts in the Hamilton Census Metropolitan Area (CMA) were trending lower at 3,078 units in July compared to 3,334 units in June. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. The decrease was entirely due to weaker construction of townhouses in the City of Hamilton. This July marked the City's lowest monthly townhouse starts since February 2011.

Contrary to weaker construction in the City of Hamilton, townhouse starts in the City of Burlington were up as some homebuyers shifted their demand in favour of townhouses relative to single-detached dwellings. Year-to-date, townhouse starts in the City of Burlington have reached 130 units, up from 90 units recorded in the first seven months of 2012. Meanwhile, single-detached starts have decreased by double digits during the same period.

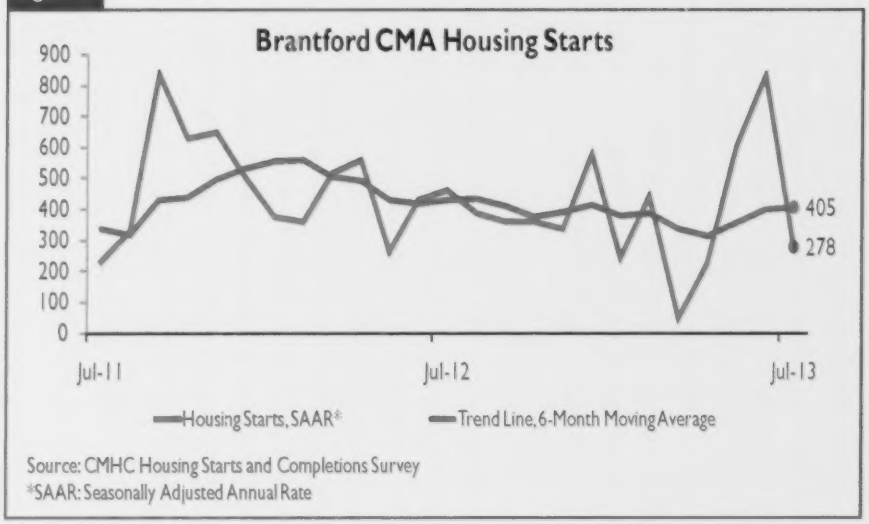
Brantford CMA Total Housing Starts Relatively Stable

Housing starts in Brantford, Census Metropolitan Area (CMA) were trending higher at 405 units in July compared to 399 units in June. The current trend in Brantford's total housing starts suggests that local housing construction is stabilizing. Low mortgage rates and surging in-migration of homebuyers from the more expensive neighbouring municipalities have supported residential construction in the Brantford CMA

On a sub-market basis, total housing starts in Brant County were up in July 2013 due to stronger performance in townhouse construction. This July marked the third consecutive monthly increase in townhouse starts for the County. Single-detached housing starts in the County remained relatively unchanged from July of last year.

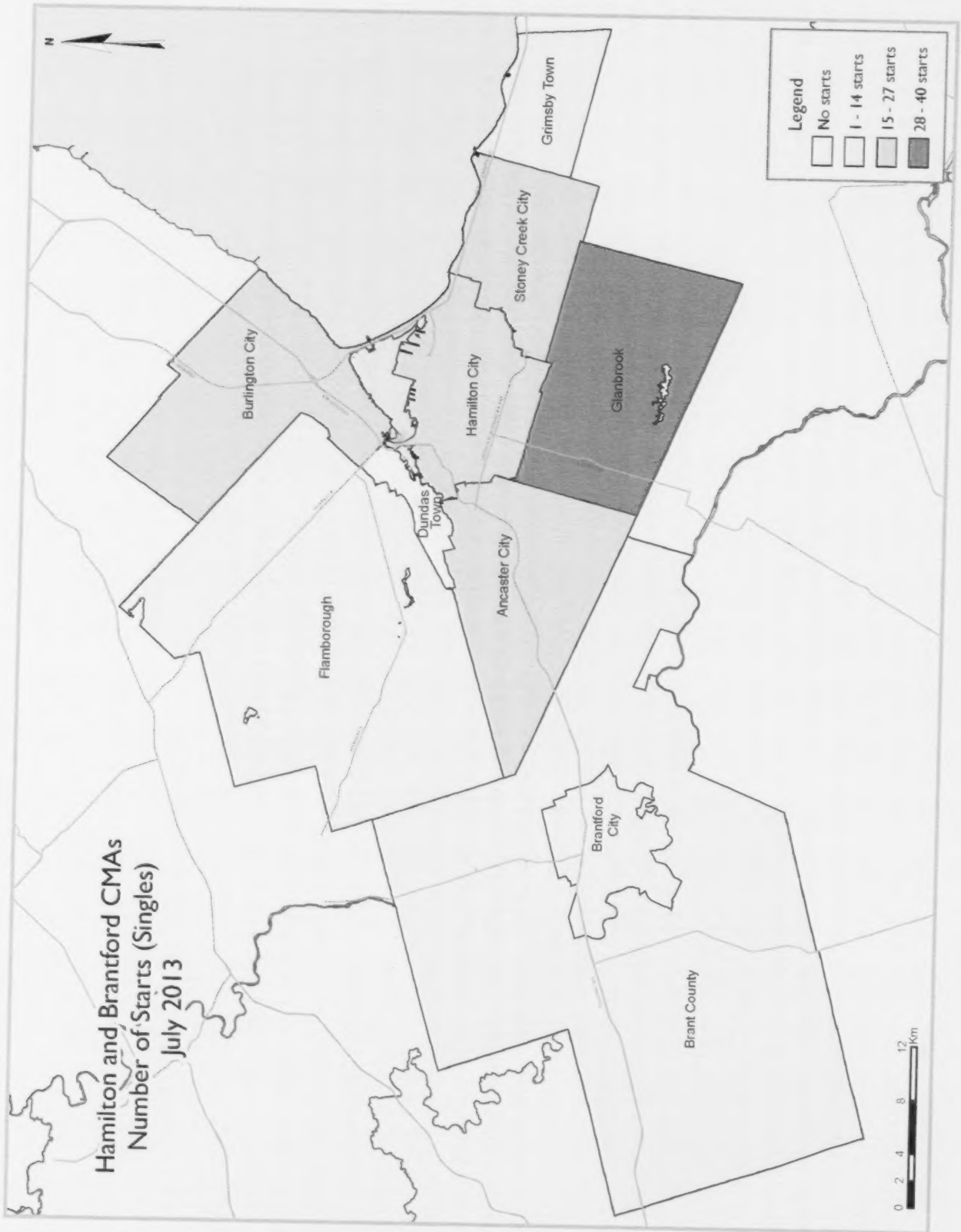
Meanwhile, total housing starts in the City of Brantford were down by a double digit percentage.

Figure 2

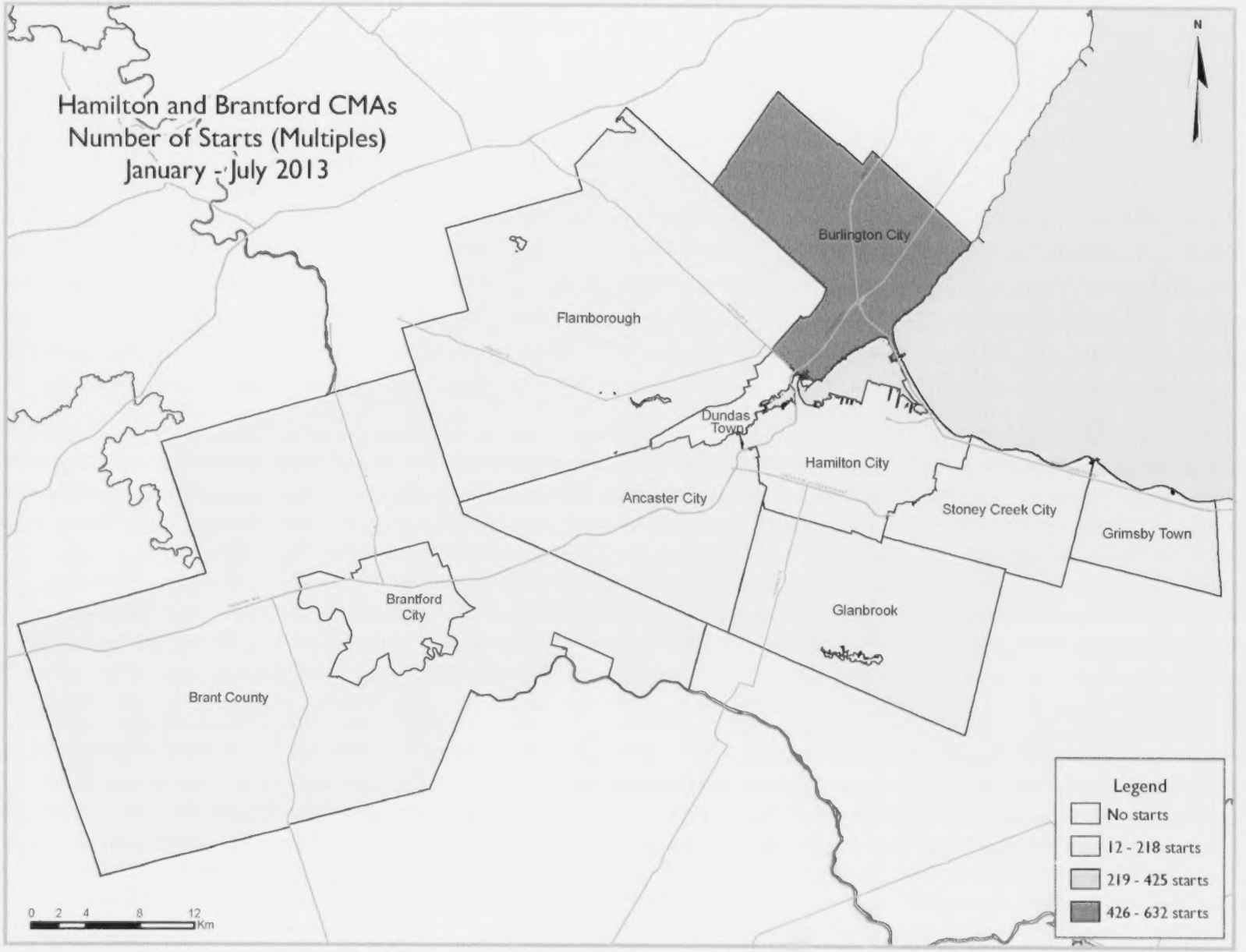


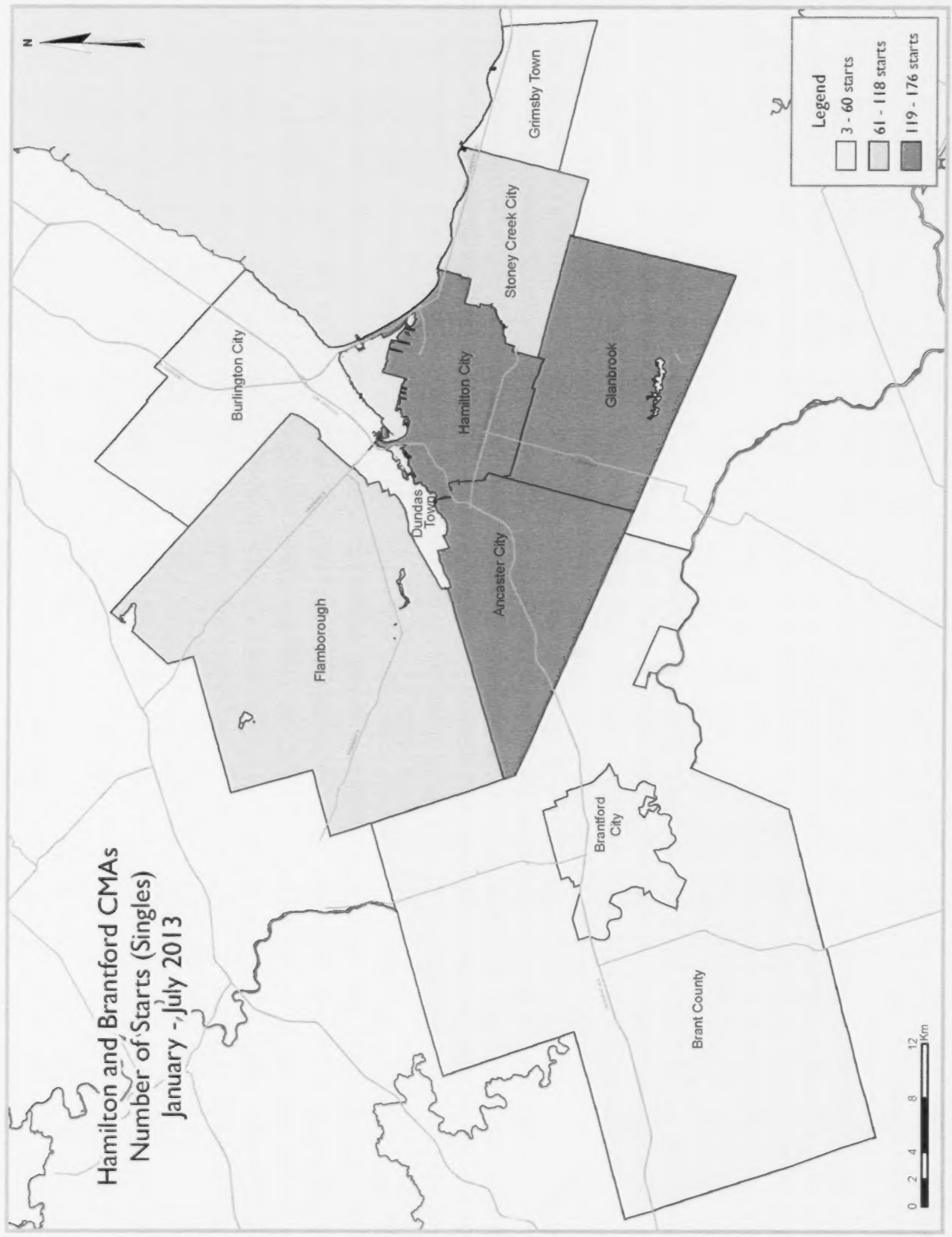
Source: CMHC Housing Starts and Completions Survey
*SAAR: Seasonally Adjusted Annual Rate

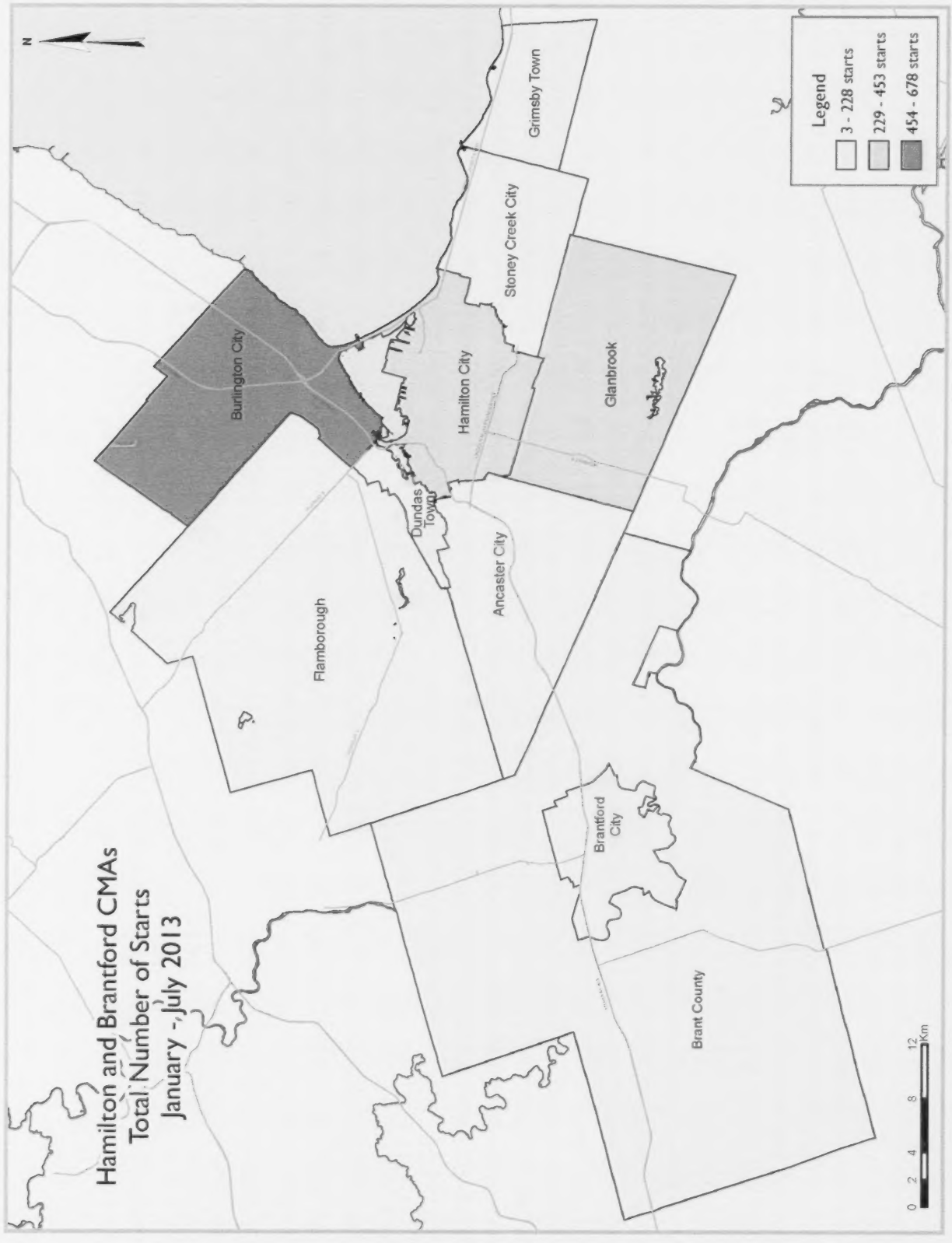
Hamilton and Brantford CMAs
Number of Starts (Multiples)
July 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Glanbrook
Brant County
Legend
No starts
2 - 8 starts
9 - 14 starts
15 - 20 starts
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
July 2013
N
Legend
No starts
1 - 14 starts
15 - 27 starts
28 - 40 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

Hamilton and Brantford CMAs
Total Number of Starts
July 2013
N
Legend
No starts
6 - 17 starts
18 - 28 starts
29 - 40 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - July 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12
Km
Legend
No starts
12 - 218 starts
219 - 425 starts
426 - 632 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - July 2013
N
Legend
3 - 60 starts
61 - 118 starts
119 - 176 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - July 2013
N
Legend
3 - 228 starts
229 - 453 starts
454 - 678 starts
Burlington City
Hamilton City
Stoney Creek City
Grimsby Town
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1a: Housing Starts (SAAR and Trend) July 2013		
Hamilton CMA[1]	June 2013	July 2013
Trend[2]	3,334	3,078
SAAR	3,765	1,847
	July 2012	July 2013
Actual		
July - Single-Detached	124	127
July - Multiples	95	47
July - Total	219	174
January to July - Single-Detached	910	693
January to July - Multiples	1,068	1,091
January to July - Total	1,978	1,784

Table 1b: Housing Starts (SAAR and Trend) July 2013		
Brantford CMA[1]	June 2013	July 2013
Trend[2]	399	405
SAAR	833	278
	July 2012	July 2013
Actual		
July - Single-Detached	28	21
July - Multiples	14	5
July - Total	42	26
January to July - Single-Detached	154	108
January to July - Multiples	69	111
January to July - Total	223	219

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2013	127	14	13	0	20	0	0	0	174
July 2012	124	0	81	0	14	0	0	0	219
% Change	2.4	n/a	-84.0	n/a	42.9	n/a	n/a	n/a	-20.5
Year-to-date 2013	692	32	262	1	182	331	14	270	1,784
Year-to-date 2012	906	52	419	4	151	338	42	66	1,978
% Change	-23.6	-38.5	-37.5	-75.0	20.5	-2.1	-66.7	**	-9.8
UNDER CONSTRUCTION									
July 2013	713	38	423	7	322	807	182	270	2,762
July 2012	953	38	471	4	246	652	132	198	2,694
% Change	-25.2	0.0	-10.2	75.0	30.9	23.8	37.9	36.4	2.5
COMPLETIONS									
July 2013	106	2	11	0	14	0	0	0	133
July 2012	175	16	19	2	26	62	4	0	304
% Change	-39.4	-87.5	-42.1	-100.0	-46.2	-100.0	-100.0	n/a	-56.3
Year-to-date 2013	620	40	156	4	160	219	0	0	1,199
Year-to-date 2012	738	42	358	10	168	124	6	215	1,661
% Change	-16.0	-4.8	-56.4	-60.0	-4.8	76.6	-100.0	-100.0	-27.8
COMPLETED & NOT ABSORBED									
July 2013	48	5	4	1	7	3	n/a	n/a	68
July 2012	45	0	9	0	12	0	n/a	n/a	66
% Change	6.7	n/a	-55.6	n/a	-41.7	n/a	n/a	n/a	3.0
ABSORBED									
July 2013	122	3	11	0	12	0	n/a	n/a	148
July 2012	176	16	20	2	25	62	n/a	n/a	301
% Change	-30.7	-81.3	-45.0	-100.0	-52.0	-100.0	n/a	n/a	-50.8
Year-to-date 2013	631	38	162	3	162	216	n/a	n/a	1,212
Year-to-date 2012	722	40	353	10	159	134	n/a	n/a	1,418
% Change	-12.6	-5.0	-54.1	-70.0	1.9	61.2	n/a	n/a	-14.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2013	21	2	3	0	0	0	0	0	26
July 2012	28	0	6	0	8	0	0	0	42
% Change	-25.0	n/a	-50.0	n/a	-100.0	n/a	n/a	n/a	-38.1
Year-to-date 2013	108	6	67	0	38	0	0	0	219
Year-to-date 2012	154	10	33	0	22	0	4	0	223
% Change	-29.9	-40.0	103.0	n/a	72.7	n/a	-100.0	n/a	-1.8
UNDER CONSTRUCTION									
July 2013	103	6	64	0	89	3	0	0	265
July 2012	155	10	33	0	87	0	14	44	343
% Change	-33.5	-40.0	93.9	n/a	2.3	n/a	-100.0	-100.0	-22.7
COMPLETIONS									
July 2013	22	0	22	0	0	0	7	0	51
July 2012	18	0	0	0	3	0	4	0	25
% Change	22.2	n/a	n/a	n/a	-100.0	n/a	75.0	n/a	104.0
Year-to-date 2013	163	8	37	0	21	0	7	0	236
Year-to-date 2012	129	0	5	0	30	0	25	17	206
% Change	26.4	n/a	**	n/a	-30.0	n/a	-72.0	-100.0	14.6
COMPLETED & NOT ABSORBED									
July 2013	23	0	6	0	9	0	n/a	n/a	45
July 2012	15	0	0	0	14	0	n/a	n/a	44
% Change	53.3	n/a	n/a	n/a	-35.7	n/a	n/a	n/a	2.3
ABSORBED									
July 2013	20	0	20	0	0	0	n/a	n/a	40
July 2012	23	0	0	0	3	0	n/a	n/a	28
% Change	-13.0	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	42.9
Year-to-date 2013	169	8	35	0	26	0	n/a	n/a	252
Year-to-date 2012	145	3	19	0	29	0	n/a	n/a	212
% Change	16.6	166.7	84.2	n/a	-10.3	n/a	n/a	n/a	18.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
July 2013	106	14	13	0	0	0	0	0	133
July 2012	112	0	81	0	14	0	0	0	207
Former Hamilton City									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Flamborough									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
July 2013	15	0	0	0	20	0	0	0	35
July 2012	10	0	0	0	0	0	0	0	10
Grimsby									
July 2013	6	0	0	0	0	0	0	0	6
July 2012	2	0	0	0	0	0	0	0	2
Hamilton CMA									
July 2013	127	14	13	0	20	0	0	0	174
July 2012	124	0	81	0	14	0	0	0	219
Brant County									
July 2013	8	0	3	0	0	0	0	0	11
July 2012	9	0	0	0	0	0	0	0	9
Brantford City									
July 2013	13	2	0	0	0	0	0	0	15
July 2012	19	0	6	0	8	0	0	0	33
Brantford CMA									
July 2013	21	2	3	0	0	0	0	0	26
July 2012	28	0	6	0	8	0	0	0	42

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
July 2013	608	38	348	6	172	237	182	0	1,591
July 2012	803	38	249	4	228	128	132	48	1,630
Former Hamilton City									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Flamborough									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
July 2013	83	0	69	0	136	570	0	270	1,128
July 2012	127	0	127	0	10	524	0	150	938
Grimsby									
July 2013	22	0	6	1	14	0	0	0	43
July 2012	23	0	95	0	8	0	0	0	126
Hamilton CMA									
July 2013	713	38	423	7	322	807	182	270	2,762
July 2012	953	38	471	4	246	652	132	198	2,694
Brant County									
July 2013	58	0	3	0	35	3	0	0	99
July 2012	67	2	0	0	26	0	0	0	95
Brantford City									
July 2013	45	6	61	0	54	0	0	0	166
July 2012	88	8	33	0	61	0	14	44	248
Brantford CMA									
July 2013	103	6	64	0	89	3	0	0	265
July 2012	155	10	33	0	87	0	14	44	343

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
July 2013	78	2	11	0	14	0	0	0	105
July 2012	149	16	19	2	14	62	4	0	266
Former Hamilton City									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Flamborough									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
July 2013	25	0	0	0	0	0	0	0	25
July 2012	22	0	0	0	0	0	0	0	22
Grimsby									
July 2013	3	0	0	0	0	0	0	0	3
July 2012	4	0	0	0	12	0	0	0	16
Hamilton CMA									
July 2013	106	2	11	0	14	0	0	0	133
July 2012	175	16	19	2	26	62	4	0	304
Brant County									
July 2013	5	0	0	0	0	0	0	0	5
July 2012	2	0	0	0	0	0	0	0	2
Brantford City									
July 2013	17	0	22	0	0	0	7	0	46
July 2012	16	0	0	0	3	0	4	0	23
Brantford CMA									
July 2013	22	0	22	0	0	0	7	0	51
July 2012	18	0	0	0	3	0	4	0	25

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
July 2013	38	5	4	0	7	0	n/a	n/a	54
July 2012	29	0	6	0	8	0	n/a	n/a	43
Former Hamilton City									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
July 2013	8	0	0	0	0	3	n/a	n/a	11
July 2012	9	0	0	0	3	0	n/a	n/a	12
Grimsby									
July 2013	2	0	0	1	0	0	n/a	n/a	3
July 2012	7	0	3	0	1	0	n/a	n/a	11
Hamilton CMA									
July 2013	48	5	4	1	7	3	n/a	n/a	68
July 2012	45	0	9	0	12	0	n/a	n/a	66
Brant County									
July 2013	7	0	0	0	0	0	n/a	n/a	7
July 2012	9	0	0	0	0	0	n/a	n/a	9
Brantford City									
July 2013	16	0	6	0	9	0	n/a	n/a	31
July 2012	6	0	0	0	14	0	n/a	n/a	20
Brantford CMA									
July 2013	23	0	6	0	9	0	n/a	n/a	38
July 2012	15	0	0	0	14	0	n/a	n/a	29

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
July 2013	88	3	11	0	12	0	n/a	n/a	114
July 2012	150	16	19	2	14	62	n/a	n/a	263
Former Hamilton City									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
July 2013	28	0	0	0	0	0	n/a	n/a	28
July 2012	22	0	0	0	0	0	n/a	n/a	22
Grimsby									
July 2013	6	0	0	0	0	0	n/a	n/a	6
July 2012	4	0	1	0	11	0	n/a	n/a	16
Hamilton CMA									
July 2013	122	3	11	0	12	0	n/a	n/a	148
July 2012	176	16	20	2	25	62	n/a	n/a	301
Brant County									
July 2013	5	0	0	0	0	0	n/a	n/a	5
July 2012	2	0	0	0	0	0	n/a	n/a	2
Brantford City									
July 2013	15	0	20	0	0	0	n/a	n/a	35
July 2012	21	0	0	0	3	0	n/a	n/a	24
Brantford CMA									
July 2013	20	0	20	0	0	0	n/a	n/a	40
July 2012	23	0	0	0	3	0	n/a	n/a	26

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	% Change
Hamilton CMA	127	124	14	0	27	95	6	0	174	219	-20.5
City of Hamilton	106	112	14	0	7	95	6	0	133	207	-35.7
Former Hamilton City	20	34	0	0	4	8	0	0	24	42	-42.9
Stoney Creek City	21	15	8	0	0	73	0	0	29	88	-67.0
Ancaster City	24	30	0	0	0	0	6	0	30	30	0.0
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	1	3	6	0	3	0	0	0	10	3	**
Glanbrook	40	29	0	0	0	14	0	0	40	43	-7.0
City of Burlington	15	10	0	0	20	0	0	0	35	10	**
Grimsby	6	2	0	0	0	0	0	0	6	2	200.0
Brantford CMA	21	28	2	0	3	14	0	0	26	42	-38.1
Brant County	8	n/a	0	n/a	3	n/a	0	n/a	11	n/a	n/a
Brantford City	13	19	2	0	0	14	0	0	15	33	-54.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Hamilton CMA	693	910	32	52	452	612	607	404	1,784	1,978	-9.8
City of Hamilton	623	815	32	52	310	452	105	66	1070	1385	-22.7
Former Hamilton City	137	157	2	4	17	72	99	66	255	299	-14.7
Stoney Creek City	85	109	10	0	61	193	0	0	156	302	-48.3
Ancaster City	131	161	0	0	32	51	6	0	169	212	-20.3
Dundas Town	3	4	0	0	0	0	0	0	3	4	-25.0
Flamborough	91	212	20	32	84	38	0	0	195	282	-30.9
Glanbrook	176	172	0	16	116	98	0	0	292	286	2.1
City of Burlington	46	71	0	0	130	90	502	338	678	499	35.9
Grimsby	24	24	0	0	12	70	0	0	36	94	-61.7
Brantford CMA	108	154	6	10	105	59	0	0	219	223	-1.8
Brant County	49	n/a	0	n/a	26	n/a	0	n/a	75	n/a	n/a
Brantford City	59	95	6	8	79	54	0	0	144	157	-8.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Hamilton CMA	27	95	0	0	6	0	0	0
City of Hamilton	7	95	0	0	6	0	0	0
Former Hamilton City	4	8	0	0	0	0	0	0
Stoney Creek City	0	73	0	0	0	0	0	0
Ancaster City	0	0	0	0	6	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	3	0	0	0	0	0	0	0
Glanbrook	0	14	0	0	0	0	0	0
City of Burlington	20	0	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	3	14	0	0	0	0	0	0
Brant County	3	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	14	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	438	570	14	42	337	338	270	66
City of Hamilton	296	410	14	42	105	0	0	66
Former Hamilton City	17	30	0	42	99	0	0	66
Stoney Creek City	47	193	14	0	0	0	0	0
Ancaster City	32	51	0	0	6	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	84	38	0	0	0	0	0	0
Glanbrook	116	98	0	0	0	0	0	0
City of Burlington	130	90	0	0	232	338	270	0
Grimsby	12	70	0	0	0	0	0	0
Brantford CMA	105	55	0	4	0	0	0	0
Brant County	26	n/a	0	n/a	0	n/a	0	n/a
Brantford City	79	50	0	4	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Hamilton CMA	154	205	20	14	0	0	174	219
City of Hamilton	133	193	0	14	0	0	133	207
Former Hamilton City	24	42	0	0	0	0	24	42
Stoney Creek City	29	74	0	14	0	0	29	88
Ancaster City	30	30	0	0	0	0	30	30
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	10	3	0	0	0	0	10	3
Glanbrook	40	43	0	0	0	0	40	43
City of Burlington	15	10	20	0	0	0	35	10
Grimsby	6	2	0	0	0	0	6	2
Brantford CMA	26	34	0	8	0	0	26	42
Brant County	11	n/a	0	n/a	0	n/a	11	n/a
Brantford City	15	25	0	8	0	0	15	33

Table 2.5: Starts by Submarket and by Intended Market
January - July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	986	1,377	514	493	284	108	1,784	1,978
City of Hamilton	867	1,136	189	141	14	108	1,070	1,385
Former Hamilton City	156	191	99	0	0	108	255	299
Stoney Creek City	128	275	14	27	14	0	156	302
Ancaster City	169	157	0	55	0	0	169	212
Dundas Town	3	4	0	0	0	0	3	4
Flamborough	173	282	22	0	0	0	195	282
Glanbrook	238	227	54	59	0	0	292	286
City of Burlington	90	155	318	344	270	0	678	499
Grimsby	29	86	7	8	0	0	36	94
Brantford CMA	181	197	38	22	0	4	219	223
Brant County	52	n/a	23	n/a	0	n/a	75	n/a
Brantford City	129	136	15	17	0	4	144	157

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	% Change
Hamilton CMA	106	177	4	16	23	49	0	62	133	304	-56.3
City of Hamilton	78	151	4	16	23	37	0	62	105	266	-60.5
Former Hamilton City	12	16	0	0	7	12	0	0	19	28	-32.1
Stoney Creek City	12	11	4	0	7	8	0	0	23	19	21.1
Ancaster City	18	80	0	0	5	0	0	62	23	142	-83.8
Dundas Town	0	2	0	0	0	0	0	0	0	2	-100.0
Flamborough	7	1	0	12	4	0	0	0	11	13	-15.4
Glanbrook	29	41	0	4	0	17	0	0	29	62	-53.2
City of Burlington	25	22	0	0	0	0	0	0	25	22	13.6
Grimsby	3	4	0	0	0	12	0	0	3	16	-81.3
Brantford CMA	22	18	0	0	29	7	0	0	51	25	104.0
Brant County	5	n/a	0	n/a	0	n/a	0	n/a	5	n/a	n/a
Brantford City	17	16	0	0	29	7	0	0	46	23	100.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Hamilton CMA	624	748	44	44	312	530	219	339	1199	1661	-27.8
City of Hamilton	534	517	42	44	294	383	33	339	903	1283	-29.6
Former Hamilton City	115	75	0	6	71	98	33	215	219	394	-44.4
Stoney Creek City	66	75	26	0	123	86	0	0	215	161	33.5
Ancaster City	121	175	0	0	53	45	0	62	174	282	-38.3
Dundas Town	5	8	0	0	0	0	0	62	5	70	-92.9
Flamborough	86	21	4	26	4	40	0	0	94	87	8.0
Glanbrook	141	163	12	12	43	114	0	0	196	289	-32.2
City of Burlington	67	202	2	0	10	27	186	0	265	229	15.7
Grimsby	23	29	0	0	8	120	0	0	31	149	-79.2
Brantford CMA	163	129	8	0	65	60	0	17	236	206	14.6
Brant County	46	n/a	2	n/a	0	n/a	0	n/a	48	n/a	n/a
Brantford City	117	56	6	0	65	60	0	17	188	133	41.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Hamilton CMA	23	45	0	4	0	62	0	0
City of Hamilton	23	33	0	4	0	62	0	0
Former Hamilton City	7	8	0	4	0	0	0	0
Stoney Creek City	7	8	0	0	0	0	0	0
Ancaster City	5	0	0	0	0	62	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	4	0	0	0	0	0	0	0
Glanbrook	0	17	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	0	12	0	0	0	0	0	0
Brantford CMA	22	3	7	4	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	22	3	7	4	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	312	526	0	4	219	124	0	215
City of Hamilton	294	379	0	4	33	124	0	215
Former Hamilton City	71	94	0	4	33	0	0	215
Stoney Creek City	123	86	0	0	0	0	0	0
Ancaster City	53	45	0	0	0	62	0	0
Dundas Town	0	0	0	0	0	62	0	0
Flamborough	4	40	0	0	0	0	0	0
Glanbrook	43	114	0	0	0	0	0	0
City of Burlington	10	27	0	0	186	0	0	0
Grimsby	8	120	0	0	0	0	0	0
Brantford CMA	58	35	7	25	0	0	0	17
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	58	35	7	25	0	0	0	17

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Hamilton CMA	119	210	14	90	0	4	133	304
City of Hamilton	91	184	14	78	0	4	105	266
Former Hamilton City	19	24	0	0	0	4	19	28
Stoney Creek City	14	19	9	0	0	0	23	19
Ancaster City	18	78	5	64	0	0	23	142
Dundas Town	0	2	0	0	0	0	0	2
Flamborough	11	13	0	0	0	0	11	13
Glanbrook	29	48	0	14	0	0	29	62
City of Burlington	25	22	0	0	0	0	25	22
Grimsby	3	4	0	12	0	0	3	16
Brantford CMA	44	18	0	3	7	4	51	25
Brant County	5	n/a	0	n/a	0	n/a	5	n/a
Brantford City	39	16	0	3	7	4	46	23

Table 3.5: Completions by Submarket and by Intended Market
January - July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	816	1,138	383	302	0	221	1,199	1,661
City of Hamilton	709	802	194	260	0	221	903	1,283
Former Hamilton City	179	149	40	24	0	221	219	394
Stoney Creek City	148	161	67	0	0	0	215	161
Ancaster City	120	192	54	90	0	0	174	282
Dundas Town	5	8	0	62	0	0	5	70
Flamborough	94	87	0	0	0	0	94	87
Glanbrook	163	205	33	84	0	0	196	289
City of Burlington	79	202	186	27	0	0	265	229
Grimsby	28	134	3	15	0	0	31	149
Brantford CMA	208	134	21	30	7	42	236	206
Brant County	48	n/a	0	n/a	0	n/a	48	n/a
Brantford City	160	61	21	30	7	42	188	133

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
July 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
July 2013	7	8.0	22	25.3	15	17.2	15	17.2	28	32.2	87	449,900	481,343
July 2012	15	9.9	19	12.6	47	31.1	33	21.9	37	24.5	151	445,000	459,368
Year-to-date 2013	62	11.9	103	19.8	96	18.4	74	14.2	186	35.7	521	449,980	485,458
Year-to-date 2012	76	15.1	97	19.2	135	26.8	73	14.5	123	24.4	504	429,900	459,177
Former Hamilton City													
July 2013	0	0.0	3	23.1	3	23.1	4	30.8	3	23.1	13	464,400	495,745
July 2012	1	7.7	1	7.7	4	30.8	2	15.4	5	38.5	13	457,900	454,331
Year-to-date 2013	9	7.8	37	31.9	41	35.3	15	12.9	14	12.1	116	409,990	428,567
Year-to-date 2012	10	14.3	12	17.1	25	35.7	7	10.0	16	22.9	70	424,921	439,894
Stoney Creek City													
July 2013	0	0.0	5	26.3	4	21.1	7	36.8	3	15.8	19	457,900	454,695
July 2012	0	0.0	2	14.3	8	57.1	2	14.3	2	14.3	14	433,650	486,721
Year-to-date 2013	2	2.9	21	30.9	15	22.1	14	20.6	16	23.5	68	440,400	481,056
Year-to-date 2012	2	2.7	21	28.4	24	32.4	11	14.9	16	21.6	74	432,900	501,401
Ancaster City													
July 2013	0	0.0	0	0.0	2	10.5	4	21.1	13	68.4	19	535,000	595,222
July 2012	0	0.0	2	2.6	27	34.6	26	33.3	23	29.5	78	485,990	486,779
Year-to-date 2013	1	0.9	6	5.1	22	18.8	24	20.5	64	54.7	117	510,990	555,446
Year-to-date 2012	3	1.8	12	7.1	60	35.3	36	21.2	59	34.7	170	474,490	504,780
Dundas Town													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2013	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	--	--
Year-to-date 2012	1	11.1	2	22.2	2	22.2	2	22.2	2	22.2	9	--	--
Flamborough													
July 2013	0	0.0	1	14.3	0	0.0	0	0.0	6	85.7	7	--	--
July 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	1	1.2	5	6.0	2	2.4	8	9.5	68	81.0	84	599,000	605,229
Year-to-date 2012	0	0.0	3	18.8	1	6.3	4	25.0	8	50.0	16	497,500	545,243
Glanbrook													
July 2013	7	24.1	13	44.8	6	20.7	0	0.0	3	10.3	29	384,990	398,679
July 2012	13	30.2	14	32.6	8	18.6	2	4.7	6	14.0	43	375,490	398,056
Year-to-date 2013	48	36.4	34	25.8	16	12.1	12	9.1	22	16.7	132	379,464	399,452
Year-to-date 2012	60	36.4	47	28.5	23	13.9	13	7.9	22	13.3	165	366,990	393,485
City of Burlington													
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	28	100.0	28	694,990	816,099
July 2012	0	0.0	0	0.0	2	9.1	2	9.1	18	81.8	22	533,495	629,905
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	1.4	70	98.6	71	650,000	962,024
Year-to-date 2012	0	0.0	3	1.5	14	7.2	45	23.1	133	68.2	195	523,990	632,172
Grimsby													
July 2013	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--
July 2012	0	0.0	1	25.0	0	0.0	3	75.0	0	0.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	3	11.5	12	46.2	11	42.3	26	495,900	515,984
Year-to-date 2012	0	0.0	1	3.8	12	46.2	9	34.6	4	15.4	26	452,445	485,148

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
July 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
July 2013	7	5.8	22	18.2	17	14.0	16	13.2	59	48.8	121	488,780	558,877
July 2012	15	8.5	20	11.3	49	27.7	38	21.5	55	31.1	177	458,990	480,554
Year-to-date 2013	62	10.0	103	16.7	99	16.0	87	14.1	267	43.2	618	478,000	541,494
Year-to-date 2012	76	10.5	101	13.9	161	22.2	127	17.5	260	35.9	725	459,900	506,638

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
July 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
July 2013	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	--	--
July 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2013	9	17.0	5	9.4	8	15.1	5	9.4	26	49.1	53	499,900	545,240
Year-to-date 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
July 2013	9	60.0	6	40.0	0	0.0	0	0.0	0	0.0	15	339,990	307,110
July 2012	17	81.0	4	19.0	0	0.0	0	0.0	0	0.0	21	285,000	293,800
Year-to-date 2013	75	64.7	25	21.6	6	5.2	9	7.8	1	0.9	116	335,000	330,773
Year-to-date 2012	60	85.7	7	10.0	1	1.4	1	1.4	1	1.4	70	287,000	302,446
Brantford CMA													
July 2013	9	45.0	6	30.0	3	15.0	1	5.0	1	5.0	20	354,900	350,733
July 2012	18	78.3	5	21.7	0	0.0	0	0.0	0	0.0	23	300,900	299,122
Year-to-date 2013	84	49.7	30	17.8	14	8.3	14	8.3	27	16.0	169	350,000	398,032
Year-to-date 2012	80	55.2	20	13.8	7	4.8	2	1.4	36	24.8	145	343,000	404,744

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2013

Submarket	July 2013	July 2012	% Change	YTD 2013	YTD 2012	% Change
Hamilton CMA	558,877	480,554	16.3	541,494	506,638	6.9
City of Hamilton	481,343	459,368	4.8	485,458	459,177	5.7
Former Hamilton City	495,745	454,331	9.1	428,567	439,894	-2.6
Stoney Creek City	454,695	486,721	-6.6	481,056	501,401	-4.1
Ancaster City	595,222	486,779	22.3	555,446	504,780	10.0
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	--	n/a	605,229	545,243	11.0
Glanbrook	398,679	398,056	0.2	399,452	393,485	1.5
City of Burlington	816,099	629,905	29.6	962,024	632,172	52.2
Grimsby	--	--	n/a	515,984	485,148	6.4
Brantford CMA	350,733	299,122	17.3	398,032	404,744	-1.7
Brant County	--	n/a	n/a	545,240	n/a	n/a
Brantford City	307,110	293,800	4.5	330,773	302,446	9.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
July 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	773	9.3	1,170	1,350	1,439	81.3	334,106	2.6	344,048
	February	1,085	4.6	1,145	1,588	1,553	73.7	356,980	7.6	350,986
	March	1,313	-2.4	1,153	1,914	1,624	71.0	353,165	8.2	350,555
	April	1,394	-0.9	1,119	1,891	1,523	73.5	377,951	11.3	366,139
	May	1,498	-0.7	1,100	2,088	1,498	73.4	369,292	7.1	353,939
	June	1,295	-14.9	1,079	1,796	1,566	68.9	363,162	6.9	354,938
	July	1,190	-8.7	1,078	1,595	1,573	68.5	345,807	-1.0	344,755
	August	1,070	-11.3	1,082	1,389	1,532	70.6	364,464	13.5	373,150
	September	884	-21.9	1,022	1,690	1,664	61.4	359,406	12.8	359,701
	October	1,054	-1.0	1,030	1,485	1,501	68.6	367,490	11.4	371,058
	November	904	-12.0	1,034	1,059	1,459	70.9	369,201	8.0	367,910
	December	575	-14.7	1,023	562	1,475	69.4	336,382	6.5	360,224
2013	January	719	-7.0	1,035	1,459	1,435	72.1	349,943	4.7	361,415
	February	912	-15.9	1,016	1,390	1,467	69.3	375,381	5.2	369,286
	March	1,121	-14.6	1,060	1,765	1,538	68.9	388,147	9.9	377,397
	April	1,456	4.4	1,082	2,002	1,504	71.9	379,308	0.4	374,411
	May	1,540	2.8	1,123	2,087	1,553	72.3	416,664	12.8	398,635
	June	1,313	1.4	1,121	1,836	1,590	70.5	390,572	7.5	381,604
	July	1,237	3.9	1,066	1,684	1,584	67.3	383,240	10.8	382,550
	August									
	September									
	October									
	November									
	December									
	Q2 2012	4,187	-5.6		5,775			370,279	8.4	
	Q2 2013	4,309	2.9		5,925			396,091	7.0	
	YTD 2012	8,548	-3.2		12,222			359,284	6.3	
	YTD 2013	8,298	-2.9		12,223			386,827	7.7	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford July 2013										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	105	5.0	143	286	285	50.2	226,440	-2.2	226,440
	February	151	1.3	159	264	270	58.9	226,215	-4.6	226,215
	March	203	31.8	193	320	287	67.2	233,482	-0.2	233,482
	April	189	27.7	162	338	286	56.6	241,234	3.2	241,234
	May	212	2.9	169	372	281	60.1	256,299	2.4	256,299
	June	186	-14.7	158	295	260	60.8	256,947	10.2	256,947
	July	182	-3.7	163	298	268	60.8	252,775	11.4	252,775
	August	187	-3.6	173	266	269	64.3	249,593	8.3	249,593
	September	149	-23.6	166	296	307	54.1	239,566	-5.0	239,566
	October	183	16.6	186	275	271	68.6	256,202	4.0	256,202
	November	153	-6.7	159	243	297	53.5	249,113	4.6	249,113
	December	83	-14.4	153	118	290	52.8	244,262	8.9	244,262
2013	January	118	12.4	161	295	283	56.9	274,505	21.2	274,505
	February	158	4.6	172	246	277	62.1	242,110	7.0	242,110
	March	173	-14.8	174	271	272	64.0	257,618	10.3	257,618
	April	213	12.7	174	383	283	61.5	270,767	12.2	270,767
	May	236	11.3	180	370	287	62.7	263,039	2.6	263,039
	June	245	31.7	221	303	287	77.0	261,989	2.0	261,989
	July	183	0.5	154	288	255	60.4	250,496	-0.9	250,496
	August									
	September									
	October									
	November									
	December									
	Q2 2012	587	2.6		1,005			251,654	5.1	
	Q2 2013	694	18.2		1,056			265,040	5.3	
	YTD 2012	1,228	5.5		2,173			243,531	3.3	
	YTD 2013	1,326	8.0		2,156			260,174	6.8	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
July 2013

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	104.6	120.6	392.4	6.2	67.3	906
	February	595	3.20	5.24	104.7	121.4	394.3	6.1	67.5	923
	March	595	3.20	5.24	104.9	122.0	391.4	6.2	67.0	929
	April	607	3.20	5.44	105.3	122.4	389.0	6.5	66.8	922
	May	601	3.20	5.34	105.6	122.4	382.3	6.8	65.8	917
	June	595	3.20	5.24	105.8	121.6	377.1	7.3	65.1	913
	July	595	3.10	5.24	105.9	121.4	374.2	7.4	64.7	903
	August	595	3.10	5.24	106.0	121.8	374.2	7.1	64.4	894
	September	595	3.10	5.24	106.0	122.0	378.8	6.7	64.9	891
	October	595	3.10	5.24	106.8	122.2	380.4	6.3	64.8	894
	November	595	3.10	5.24	107.1	121.9	380.9	6.1	64.7	897
	December	595	3.00	5.24	106.9	121.3	382.5	5.9	64.8	906
2013	January	595	3.00	5.24	107.0	121.3	384	5.8	65.0	906
	February	595	3.00	5.24	107.1	122.8	389.0	5.7	65.6	897
	March	590	3.00	5.14	107.3	123.2	387.8	6.1	65.7	889
	April	590	3.00	5.14	108.2	122.9	383.8	6.8	65.4	894
	May	590	3.00	5.14	108.5	123.0	381.0	6.9	65.0	912
	June	590	3.14	5.14	108.3	123.2	379.3	6.2	64.1	920
	July	590	3.14	5.14		123.4	378.4	6.0	63.8	925
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
July 2013

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	112.3	120.6	65.2	8.0	65.5	814
	February	595	3.20	5.24	112.7	121.4	65.8	8.2	66.2	812
	March	595	3.20	5.24	113.3	122.0	65.6	8.8	66.5	828
	April	607	3.20	5.44	113.6	122.4	66.9	8.5	67.4	830
	May	601	3.20	5.34	114.1	122.4	67.8	8.3	68.1	836
	June	595	3.20	5.24	114.5	121.6	68.2	8.3	68.5	827
	July	595	3.10	5.24	114.6	121.4	68.1	7.7	68.0	825
	August	595	3.10	5.24	114.9	121.8	68.5	8.5	68.9	811
	September	595	3.10	5.24	115.3	122.0	68.7	8.4	69.0	811
	October	595	3.10	5.24	115.6	122.2	67.8	8.7	68.3	819
	November	595	3.10	5.24	115.9	121.9	66.4	8.2	66.5	840
	December	595	3.00	5.24	116.0	121.3	66.2	8.2	66.2	859
2013	January	595	3.00	5.24	116.2	121.3	68	7.8	67.2	861
	February	595	3.00	5.24	116.2	122.8	68.3	7.7	67.9	869
	March	590	3.00	5.14	116.3	123.2	68.7	7.7	68.3	861
	April	590	3.00	5.14	116.5	122.9	68.3	7.6	67.8	849
	May	590	3.00	5.14	116.6	123.0	68.6	7.2	67.6	827
	June	590	3.14	5.14	116.6	123.2	69.0	6.6	67.7	808
	July	590	3.14	5.14		123.4	68.7	6.7	67.4	795
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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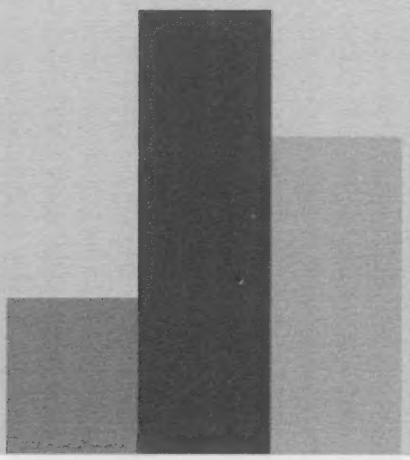

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